



Meeting called by: Chairperson, Ellen Moore @ 7:22 PM

Members present: Babcock, Gunnell, Moore, Myers, Sawade, Sevey, Tilburt

Others present: Attorney – Van Allsburg, Zoning Administrator – Gross, Supervisor – Ellick

Pledge of Allegiance:

Approval of Minutes: Motion to accept July 2020 minutes by Sevey, second by Gunnell; all ayes, Carried.

Approval of Agenda: Motion to approve agenda by Tilburt, second by Gunnell; all ayes, Carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items:

Donrad Raclauski: Thinking about construction of storage buildings at 17 Mile and Olin Lakes; has talked with Zoning and is asking PC their input before they hire an engineer; brought sketches to leave. (Moore) The PC cannot commit to saying yes at this point; it would be their risk to go through the process but that's what they need to do.

(Gross/Van Allsburg) Confirmed Rezone can be done simultaneously if approved.

Agenda Item 1: Election of Planning Commission Officers

(Moore) Called for nominations for chairperson. Ellen Moore nominated. With no other nominations called for motion to elect Ellen Moore as PC Chairperson. Motion by Sevey, second by Myers; all ayes, motion carried.

(Moore) Called for nominations for vice-chairperson. Rick Sevey nominated. With no other nominations called for motion to elect Rick Sevey as PC Vice-Chairperson. Motion by Gunnell, second by Sawade; all ayes, motion carried.

(Moore) Called for nominations for PC Secretary. Hal Babcock nominated. With no other nominations called for motion to elect Hal Babcock as PC Secretary. Motion by Sawade, second by Sevey; all ayes, motion carried.

Planning Commission officers for 2020

Chairperson – Ellen Moore

Vice-Chairperson – Rick Sevey

Secretary – Hal Babcock

Agenda Item 2: SPU – Premier Towing and Recovery Expansion: Beth & Tony Rizzon, at 13889 West Street

(Moore) Called for start of explanation from Zoning Administrator who deferred to members of the PC who've examined the situation at the premises.

PC Discussion:(Sawade) After reviewing the 2009 resolution has found several issues that weren't approved including: activity being conducted outside the enclosure, vehicles parked in assessor parking for longer than 90 days, more than 2 vehicles for sale, parking too close to the road, vehicles leaking fluid are outside specified concrete pad, an engine was being dismantled, vehicles in outdoor lot there longer than 90 days, violation of right-of-way, many more than 20 vehicles being stored, 2 flatbeds parked out by road; fence too close to property lines. (Gunnell) Is obvious they're in violation of resolution. (Sevey) Re: containment pad – cars parked there for years. (Babcock) Operation of salvage yard in an unfenced area is violation. (Tilburt) 16'x40' was approved for 20 cars and a 16'x32' was built; they're dismantling which is prohibited; combined 2 lots into one – two principle uses on 1 lot? (Van Allsburg) Only allowed with PC approval. (Gross) Approval was for 1 lot – no permission to operate on 2nd. The 2009 resolution has description of first parcel; combination gave a different property description. (Moore) PC would have to address other lot. (Tilburt) HC requires 50' setback; for storm drainage they're saying "natural lowland" – wants to see engineer's calculations; more than 250 vehicles there now. (Babcock) Request is asking for operations that are currently out of compliance – need to become current before considering more. (Gross) Property is in compliance, the operation is not; expanded fence in 2014 and 2017 but can't squeeze current number of cars in there. Applicant was hoping their new site plan would fix violations.

Applicant Rizzon: Came to township and talked with someone who said ok to pics of extended fence; came in again for hiring more employees; came in again 2015 to do car sales was told okay; no one said PC had to approve changes; concrete pad size was adjusted at PC 2009 meeting; business grew and doubled their trucks; just doing car sales not

salvage parts; only does minor damage repair – larger goes to body shop; they are trying to get back to where they need to be.

PC Discussion, cont: (Gross) There's no record of requests for amendments – was still expanded without PC approval; needs to be addressed through proper channels. *(Van Allsburg)* Applicant was given clear instruction in resolution. *(Moore)* Any suggestions on how to handle this? *(Van Allsburg)* Applicant needs to demonstrate cooperation with respect to existing violations for any expansion. Suggested a sub-committee to meet with them and schedule phases for follow-through. *(Moore)* We don't know who and when applicant spoke to before but we want to work through this. *(Sevey)* can we give 90 days to fix and do without committee? *(Gross)* Would be impossible, they could not comply completely – stages would work; also need to determine what's needed on revised site plan recently submitted.

Conclusion: All in agreement to appoint a sub-committee of Rick Sevey as Chair, Jon Tilburt, and Hal Babcock; also includes Zoning Administrator, Gross. Will meet with applicant and give a list of criteria and work out a timeline for compliance. Will give a report at next PC meeting. Expenses will come out of applicant's escrow account.

Unfinished Business: Sawade/Van Allsburg – PFAS/Biosolids Update

(Sawade) Has forwarded some information; state is setting new rules and regulations. *(Sevey)* Has an article – will distribute to PC. *(Van Allsburg)* There are new drinking water *(Rev. standards but at this time there is not enough basis for the township to get involved.* *(Babcock)* Solon Township is well water.

Open Discussion for Issues not on the Agenda:

1. Correspondence distributed: SPU Application to expand Car Center at 13399 White Creek.
Representative: Bill Edwards – collision business has grown; they're just asking for added work/storage space.

2. Planning Commission Members: N/A

Report of Township Board Representative Gunnell: Board was able to meet and discussed Fire Department, retirement, purchases, but nothing PC is involved in.

Report of Board of Appeals Representative Tilburt: No meetings.

Report of Planning Consultant: N/A

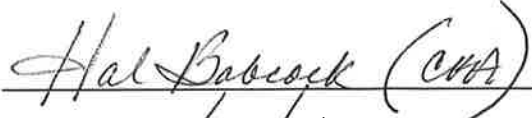
Report of Zoning Administrator Gross: Re: Car Center - is an "at right;" doesn't find documentation when facility build but is a pretty clear-cut case. Doesn't need a public hearing so can make decision at next meeting.

Moore called for anything further to discuss: N/A

Moore: Called for motion to adjourn: Motion by Gunnell, second by Myers, all ayes – motion carried.

Adjourned: 8:44 PM

Next Scheduled Meeting: Wednesday, September 23, 2020

 - Secretary
9/30/2020 - Date